

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3 Orcades Avenue Rye VIC 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$692,500

Property type

House

Suburb

Rye

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

4 Tahiti Court Rye VIC 3941

\$660,000

29-May-20

191 Melbourne Road Rye VIC 3941

\$679,000

06-Feb-20

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 29 June 2020

**4 Tahiti Court Rye VIC 3941**

Sold Price

<sup>RS</sup>**\$660,000**

Sold Date

**29-May-20**

3



1



1

Distance

**0.15km****191 Melbourne Road Rye VIC 3941**

Sold Price

**\$679,000**

Sold Date

**06-Feb-20**

4



2



1

Distance

**1.25km****RS** = Recent sale**UN** = Undisclosed Sale

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